

NECC

Northeast Community Council

Resolution 3 - June 21, 2007

TO: Anchorage Planning and Zoning Commission
MOA Planning Department
Mayor Mark Begich
Assembly Members Sheila Selkregg and Paul Bauer
Jim Sawhill, Lounsbury & Associates

FROM: Peggy Robinson, President
Northeast Community Council, 333-1831

SUBJECT: Site Plan Review for Wal-Mart & Sam's Club – Case 2007-120

Jim Sawhill, representing Wal-Mart Stores Inc., presented the final site plan for their Wal-Mart Super Store and Sam's Club development on Debarr Road at our regular Northeast Community Council meeting on June 21, 2007. During the summer and fall of 2005, Mr. Sawhill attended numerous NECC committee and council meetings to hear and address concerns raised by the members. In September 2006, the Anchorage Assembly approved the rezoning of part of Wal-Mart's acreage, which allowed both stores to be built with many of the amenities that were discussed during the NECC meetings.

This final site plan, as presented on June 21st, varied from the prior that accompanied the rezone request in some significant areas: The Super Center is 20,000 square feet larger (9%), the Sam's Club is 15,000 square feet larger (10%), a Tire and Lube Center was added to the Super Center, a round-about was added in the parking lot, and Patterson Street was moved to the west of the buffer landscaping.

Discussion followed, with a number of concerns raised by the members present. Mr. Sawhill requested that regardless of how the vote goes, he would appreciate a listing of the members' concerns to be forwarded with the motion and vote totals.

The following motion was made:

NECC June 21, 2007 Motion 3:

The NECC approves the Site Plan that was presented by Jim Sawhill for the Wal-Mart Super Store and Sam's Club development. However, we have the following concerns:

- 1. The number of parking spaces is greater than the minimum required by MOA ordinance. We would prefer only the minimum.*
- 2. Noise from snow removal equipment may be annoying to the neighbors. Limiting the hours or requiring equipment to have back-*

up indicators that only beep when an object is within a specified distance is requested.

- 3. At least an 8-foot (not 6-foot) wood fence along Patterson Street is needed to separate the store traffic noise from the neighborhood.*
- 4. The vegetative buffer should be between Patterson Street and the neighborhood, as it was on the site plan presented with the rezone.*
- 5. The buffer width should be increased from 25 feet to 45 feet on this west side along Patterson.*
- 6. There should only be one Tire & Lube shop for the complex, not two. This was agreed to during the rezone.*
- 7. The store sizes increasing by about 10% each is too much. They should be the sizes that were originally proposed in the rezone.*
- 8. No access to Debarr Road should be allowed from the out lot, tract A.*
- 9. There are still concerns over the buffer between the development and Old Harbor residences.*
- 10. Concerns were expressed over security in the parking lots. Cameras are requested as well as patrolling.*
- 11. It was suggested that the roofs should be white for energy efficiency.*

After further discussion among the membership, the motion failed: 10 in favor, 15 opposed, 4 abstaining. No additional motions were made as we ran out of time, and the membership did not vote to extend the time of adjournment.

Although the support of the site plan failed, the membership requests that the Planning Department and the Planning and Zoning Commission carefully consider the listed concerns. We ask that you act upon this motion as warranted in the interests of the NECC and the community of Anchorage as a whole. Thank you for your attention to this matter.

Signed:

Peggy Robinson